

22 Carlyon Street, Killarney Vale




## High Set Lakeside Home — Waiting Your Completion!

High set in one of Killarney Vale's most tightly held premium lakeside locations and waiting for you to complete the alterations and additions to the existing dwelling, is this substantial home on a generous block.

The exterior is fitted with a stunning Colorbond roofline featuring VLUX skylights and a sleek rendered finish.

The unfinished layout features:

- Main living area with dramatic vaulted ceiling space throughout the lounge and dining area.
- Kitchen with butlers pantry design.
- Three generous bedrooms all with built in robes including walk in robe and ensuite to the main.
- Main bathroom designed with separate bath and shower.

3  2  2 

**FOR SALE**  
Guide \$1,100,000

### AGENTS

Craig Trehearne  
0478 072 257  
craig.trehearne@ljhooker.com.au

Justin Bond  
0406 999 007  
justin.bond@ljhooker.com.au

### AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |  
Bateau Bay  
(02) 4389 1722

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Retreat and study area.
- Internal laundry and plenty of linen storage throughout.

Outdoors makes full use of the large block and features a sparkling inground pool with travertine surrounds, and frameless glass fencing in place.

There is an unfinished partially enclosed pergola, with BBQ, WC and alfresco area drawn into the design.

Garaging is catered for with a generous double garage with internal access.

Take advantage of this rare opportunity to complete this home.

The Location:

- 500 m walk to Tuggerah Lake foreshore and cycleway.
- 600 m walk to Coles Killarney Vale.
- 600 m walk to Killarney Vale Public School.
- 3.1 kms to Tuggerah Lakes Secondary College The Entrance Campus.
- 3.2 kms to Shelly Beach Golf Course and Shelly Beach.
- 3.4 kms to Bay Village Square.
- Approximately 10 kms to Tuggerah Station & Motorway.

Highly desirable high set Killarney Vale lakeside location.

- Private inspections only.

For further information or to obtain a copy of the Contract of Sale and relevant plans, be sure to contact Craig or Justin today.

## MORE DETAILS

Property ID	WQZGJF
Property Type	House
Land Area	853.6 m2
Including	Toilets (3)

### Craig Trehearne 0478 072 257

Sales Consultant L.R.E.A | [craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@ljhooker.com.au)

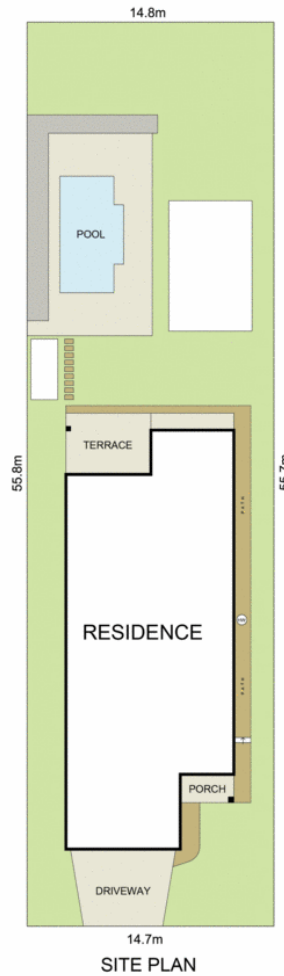
### Justin Bond 0406 999 007

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### LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722

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0 1 2 3 4 5 SCALE METRES

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 256m<sup>2</sup>  
EXT : 48m<sup>2</sup> NOT TO SCALE



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